

Avoca

- SERIES -



Accord Facade



Avoca 29.4 ZERO LOT

FITS ON
12m
BLOCKS

FRONTAGE MIN 11.95m



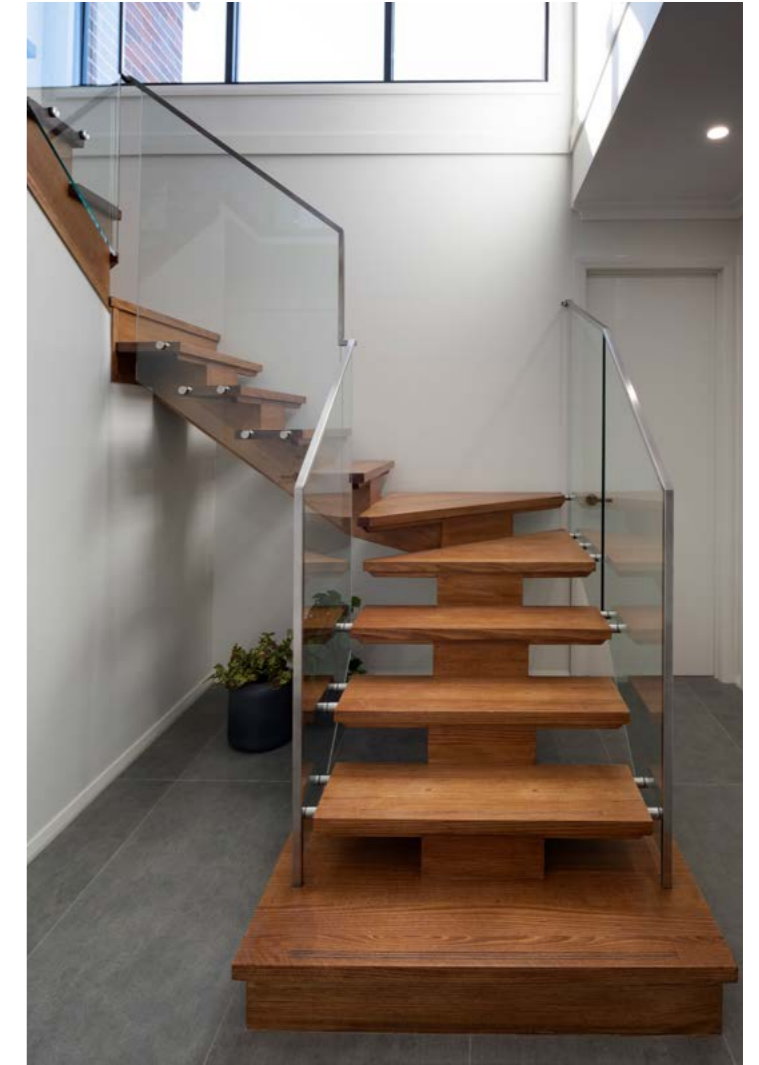
Ground Floor

First Floor

Ground Floor	124.94m ²
First Floor	103.14m ²
Garage	33.21m ²
Alfresco	9.85m ²
Porch	1.89m ²
Total	273.03m²

4 3 2

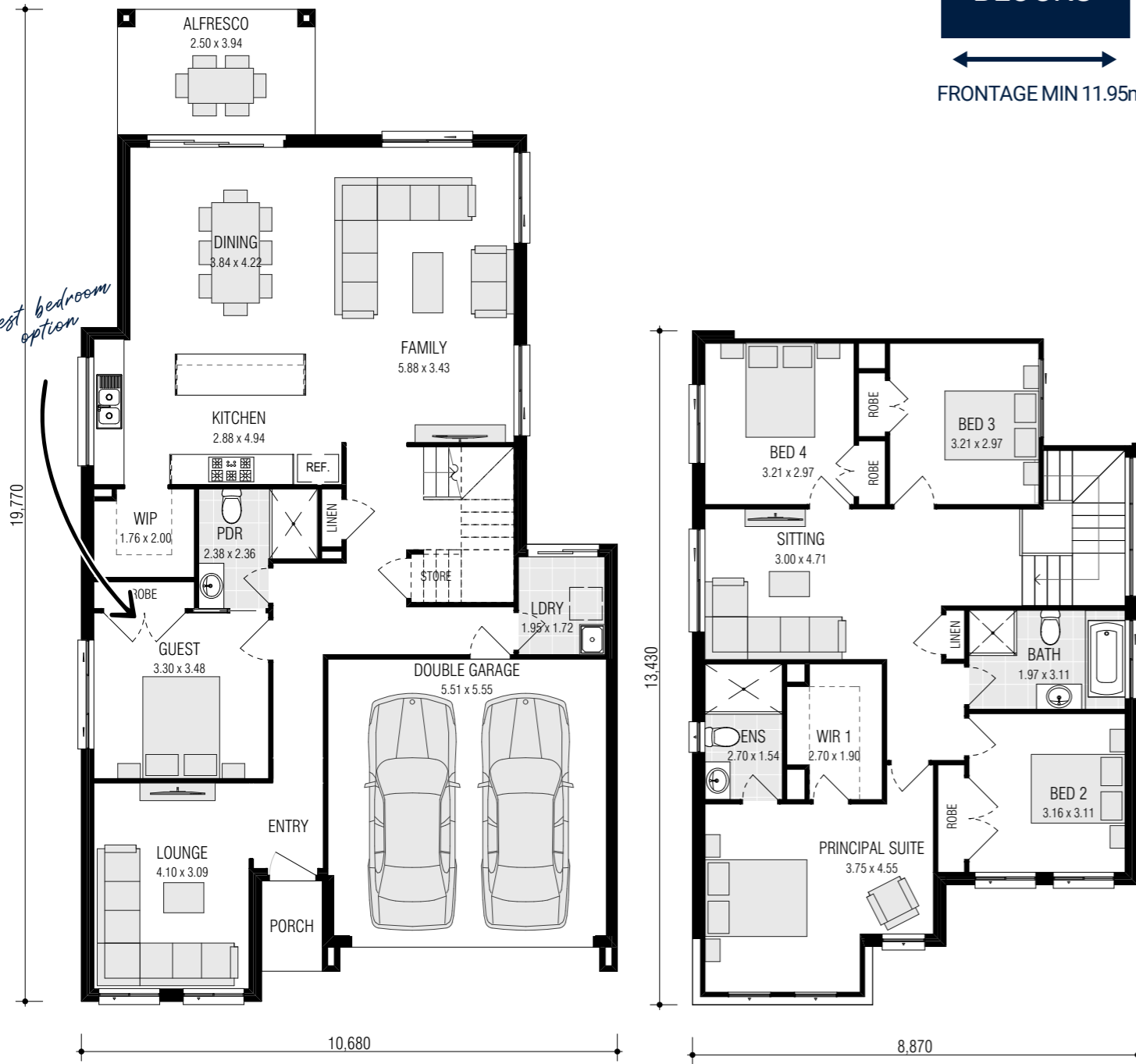
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Avoca 29.4 MKII ZERO LOT

FITS ON
12m
BLOCKS

FRONTAGE MIN 11.95m



Ground Floor

First Floor

Ground Floor	124.39m ²
First Floor	103.01m ²
Garage	33.43m ²
Alfresco	9.85m ²
Porch	2.35m ²
Total	273.03m²

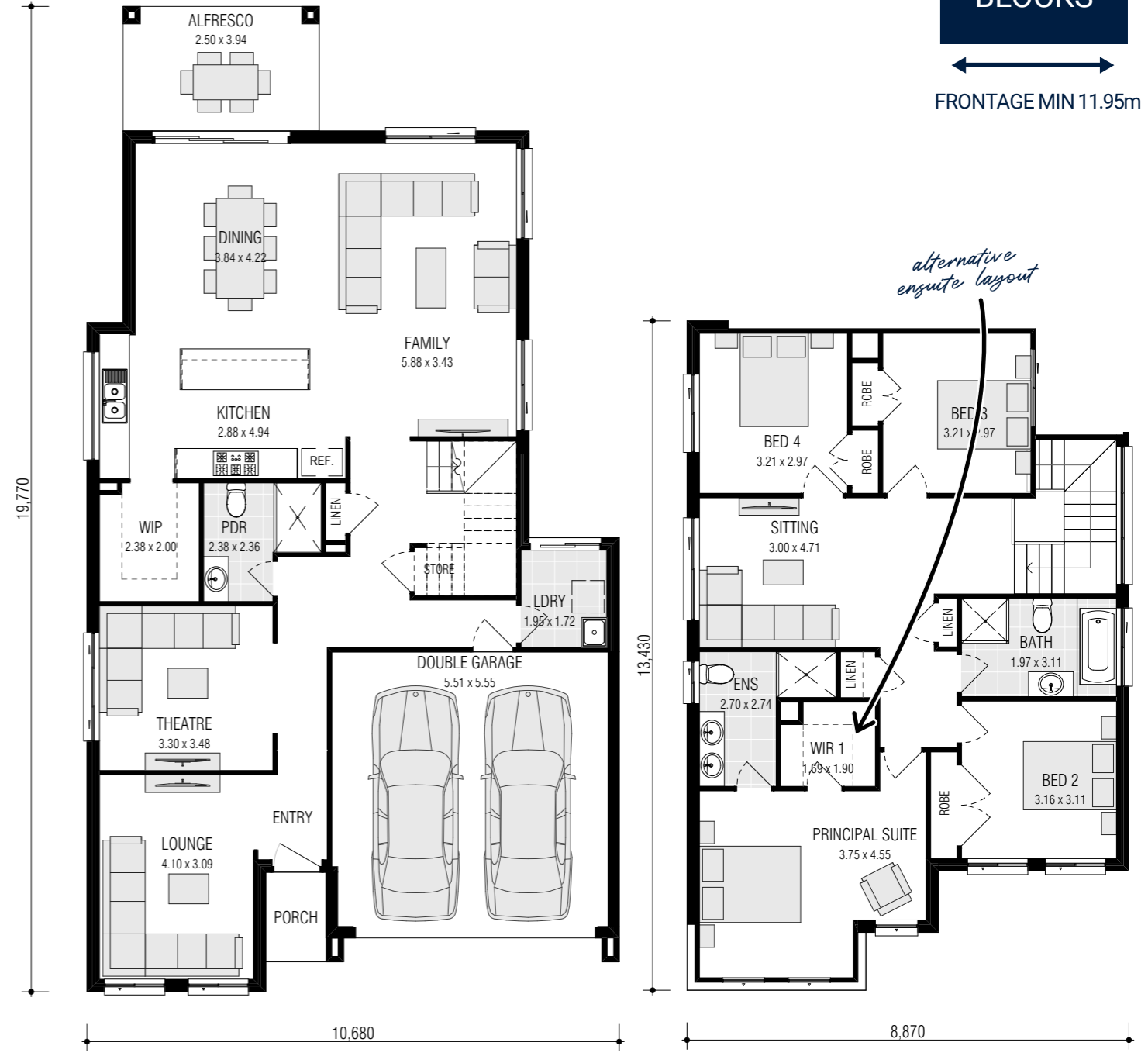
5 3 2

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Avoca 29.4 MKIII ZERO LOT

FITS ON
12m
BLOCKS

FRONTAGE MIN 11.95m



Ground Floor

First Floor

Ground Floor	124.94m ²
First Floor	103.01m ²
Garage	33.43m ²
Alfresco	9.85m ²
Porch	2.35m ²
Total	273.03m²

4 3 2

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Avoca 30.2 ZERO LOT

FITS ON
12m
BLOCKS

FRONTAGE MIN 11.95m

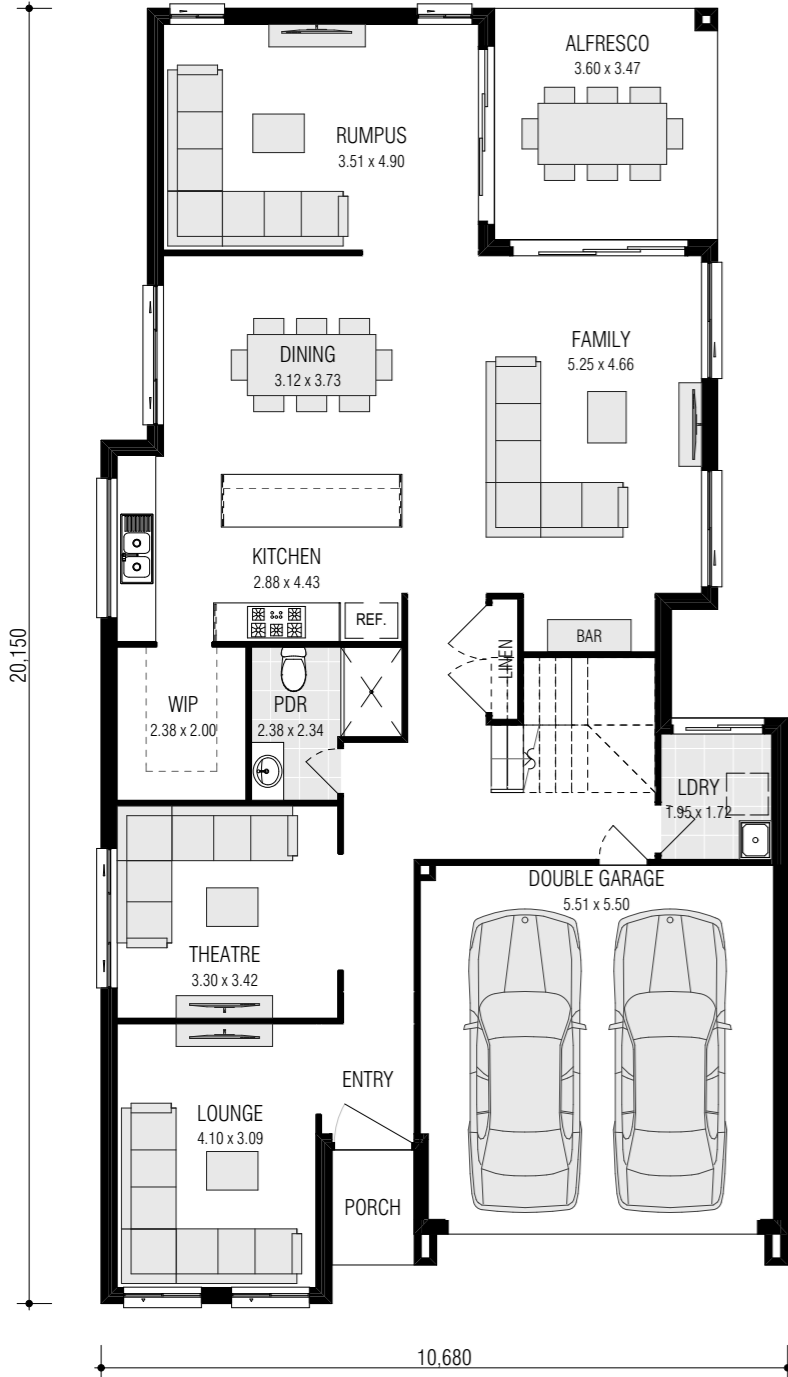


Ground Floor	131.98m ²
First Floor	103.01m ²
Garage	34.50m ²
Alfresco	9.01m ²
Porch	2.21m ²
Total	280.71m²

4 3 2

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Avoca 31.5 ZERO LOT



Ground Floor

Ground Floor	142.34m ²
First Floor	102.34m ²
Garage	33.12m ²
Alfresco	12.49m ²
Porch	2.46m ²
Total	292.75m²



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**FITS ON
12m
BLOCKS**

FRONTAGE MIN 11.95m

Avoca 34.0 ZERO LOT



Ground Floor

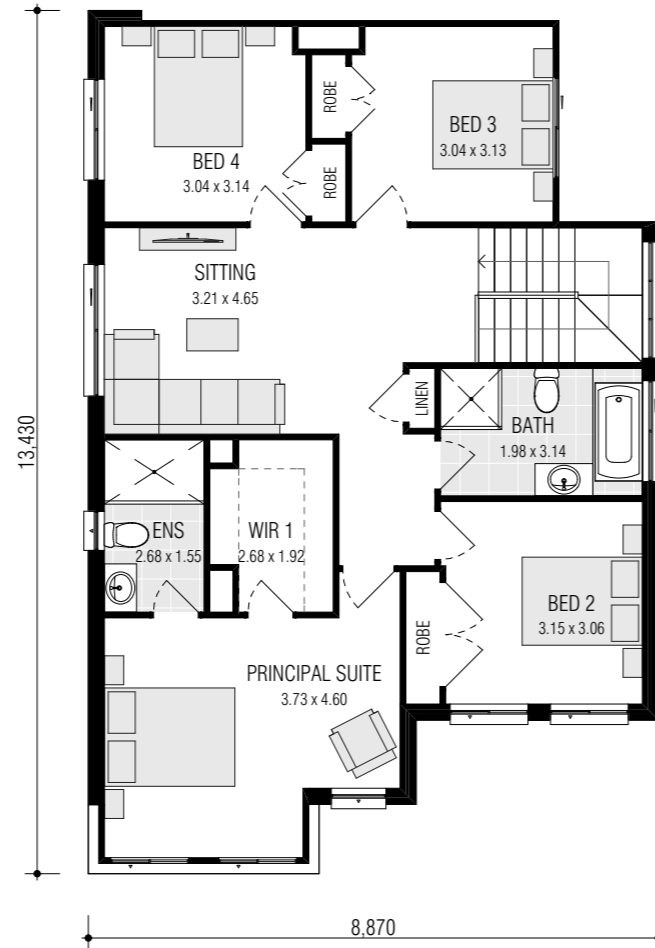
Ground Floor	133.27m ²
First Floor	122.35m ²
Garage	33.30m ²
Alfresco	24.65m ²
Porch	2.24m ²
Total	315.81m²



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**FITS ON
12.5m
BLOCKS**

FRONTAGE MIN 12.23m



First Floor



First Floor

Avoca 35.2 ZERO LOT DISTINCT

FITS ON
12.5m
BLOCKS

FRONTAGE MIN 12.5m



Ground Floor

First Floor

Ground Floor	139.67m ²
First Floor	124.63m ²
Garage	33.59m ²
Alfresco	27.61m ²
Porch	1.97m ²
Total	327.47m²



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Distinct Upgrades

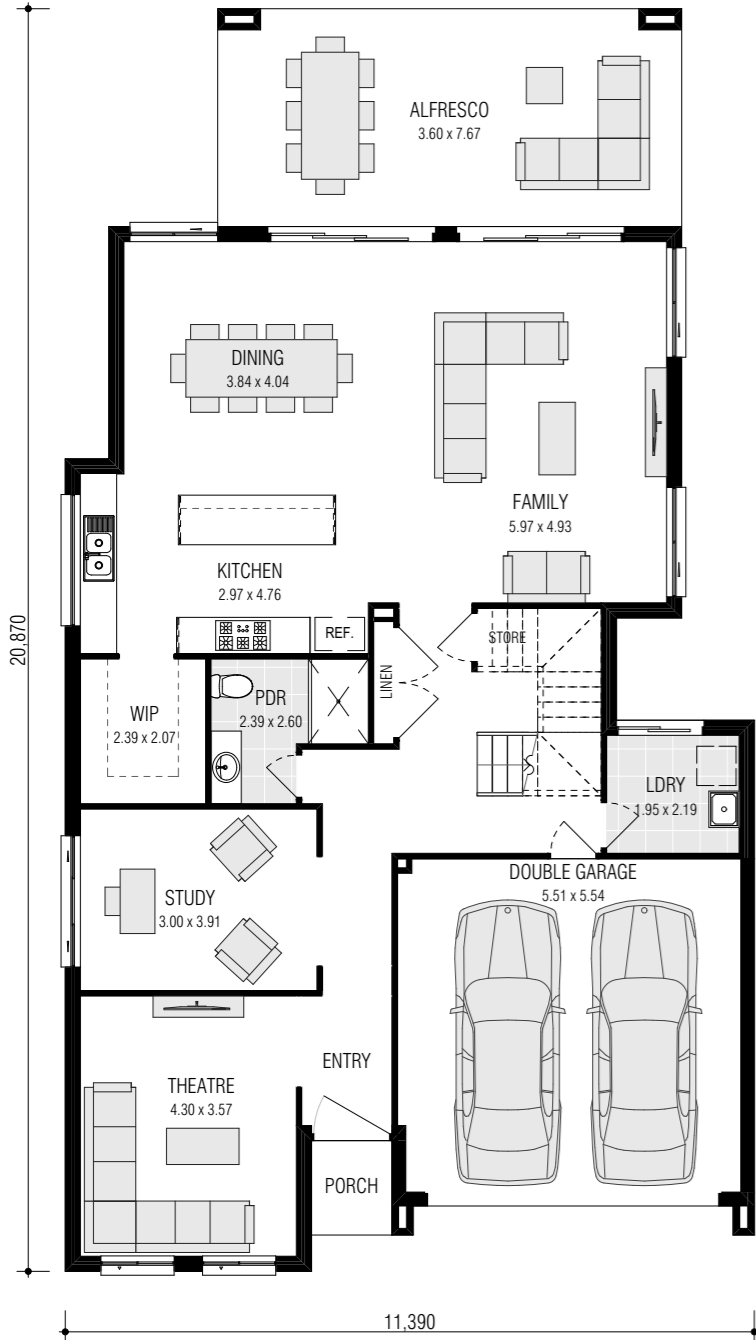
- Freestanding bath (back to wall) to Master Ensuite and Main Bathroom
- Shower Niche to each shower (4)
- Frameless translucent glass doors to Master Ensuite Shower & WC
- Frameless shower screen to the Bathroom, Ensuite 2 and Powder Room Shower
- Smart Strip Floor Waste to each shower (4)
- 1500 double bowl vanity to the Master Ensuite and Bathroom
- 1500 single bowl vanity to the Powder Room
- Feature Alcove, including Bulkhead & Columns to Powder & Sitting Room
- 1200 Island bench to the Kitchen
- Laminate benchtop with under bench cupboards to the Butlers
- Feature Stacker Door to the Alfresco
- Feature Fixed windows to the Family, Dining, Kitchen, WIP & Stairs
- Niche to Entry Hall (2)
- 1200 wide Front Entry Door



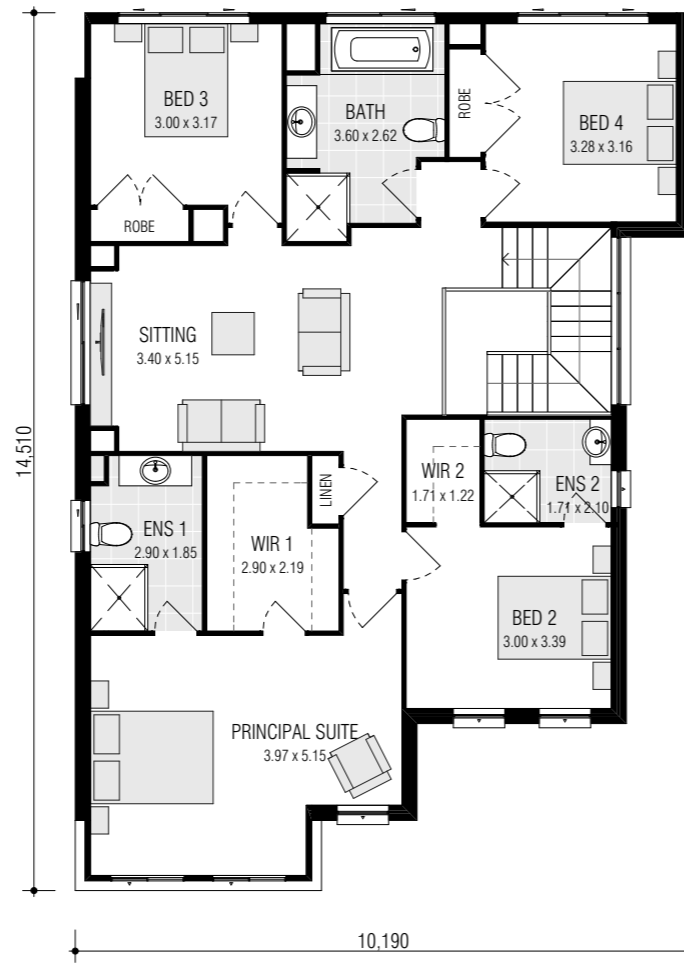
Avoca 35.2 ZERO LOT

FITS ON
12.5m
BLOCKS

FRONTAGE MIN 12.5m



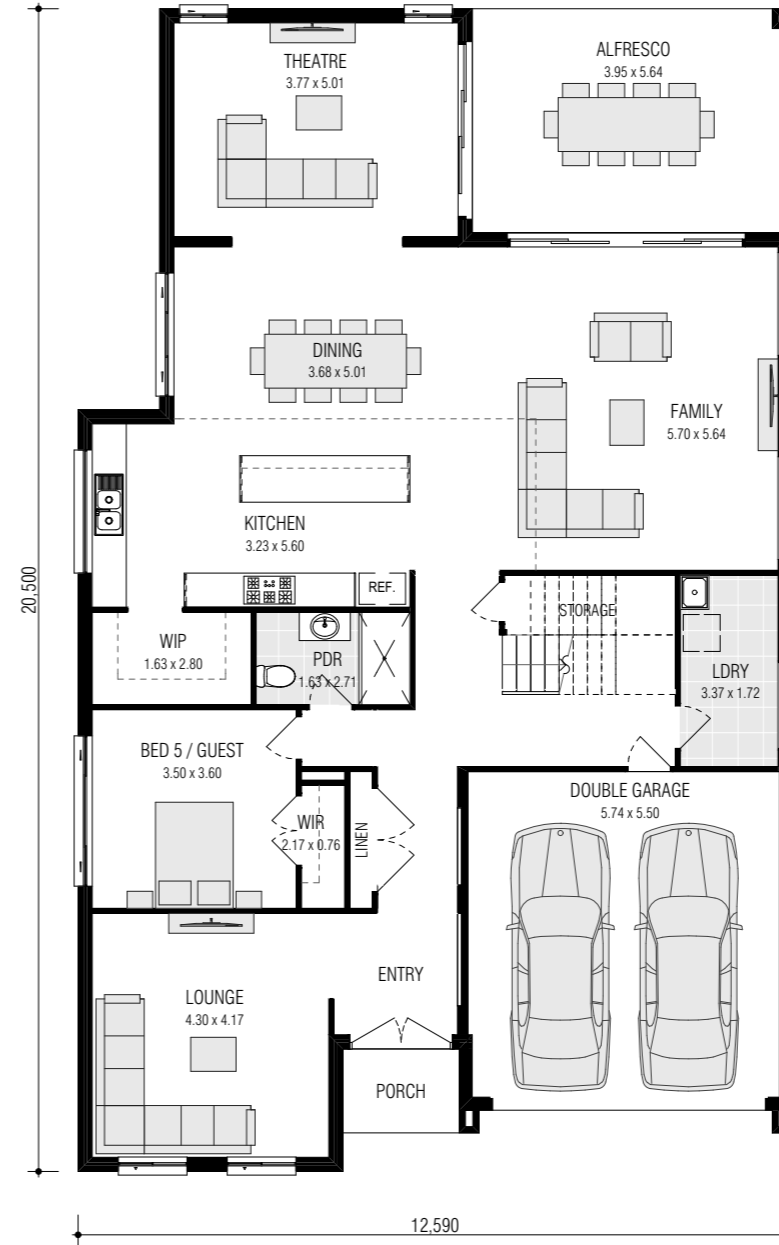
Ground Floor



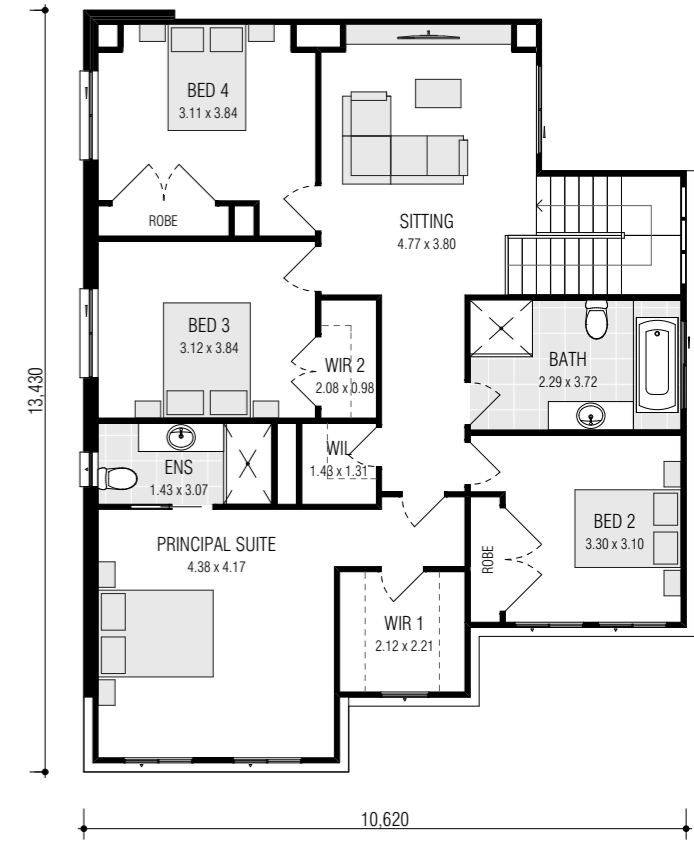
First Floor

Avoca 39.3

FRONTAGE MIN 14.72m



Ground Floor



First Floor

Ground Floor	139.02m ²
First Floor	124.63m ²
Garage	34.30m ²
Alfresco	27.61m ²
Porch	2.07m ²
Total	327.63m²



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Ground Floor	180.56m ²
First Floor	124.30m ²
Garage	34.45m ²
Alfresco	22.28m ²
Porch	3.17m ²
Total	364.76m²



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Facade Options



ACCORD (ON DISPLAY BOX HILL)



ACCORD MKII



CALANDRA



CHEVRON



SHERRARD



TRADITIONAL MKII

Facade Options



CONCORD



CHARLOTTE

Display Home LOCATIONS

1. LEPPINGTON

HEMOWORLD LEPPINGTON

67 Berkshire Circuit Leppington NSW 2179

PH: 9606 4175 E: emeraldhills@firststyle.com.au

ON DISPLAY: Chatswood, Emerald, Riverside & Keswick

2. ORAN PARK

ORAN PARK TOWN

6 Webber Loop Oran Park NSW 2570

PH: 9043 5890 E: oranpark@firststyle.com.au

ON DISPLAY: Fitzroy, Montebello, Burnley Duet & Silkwood

3. MARSDEN PARK

HEMOWORLD MARSDEN PARK

27 Ellison Street Marsden Park NSW 2765

PH: 8630 0429 E: marsdenpark@firststyle.com.au

ON DISPLAY: Norwood & Montara

4. BOX HILL

HEMOWORLD BOX HILL

14 Noah Street, Box Hill NSW 2765

PH: 8630 2020 E: boxhill@firststyle.com.au

ON DISPLAY: Grantham, Avoca & Clovelly

5. LEPPINGTON

LEPPINGTON LIVING

37 Moon Street Leppington NSW 2179

PH: 9608 9777 E: leppington@firststyle.com.au

ON DISPLAY: Paddington & Belrose

6. WARNERVALE

HEMOWORLD WARNERVALE

44 Virginia Road, Warnervale 2259

PH: 9138 7753 E: warnervale@firststyle.com.au

ON DISPLAY: Hamlyn & Warner

7. COBBITTY

COBBITTY

18 Rock Fern Avenue, Cobbitty

COMING LATE 2023



WWW.FIRSTSTYLE.COM.AU

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